

067.0

0006

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

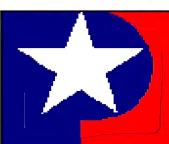
Total Card / Total Parcel

USE VALUE:

1,024,200 / 1,024,200

ASSESSED:

1,024,200 / 1,024,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WINTHROP RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CLARKE HALL BRADLEY

Owner 2:

Owner 3:

Street 1: 122 W NEWTON ST

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry Own Occ: N

Postal: 02118 Type:

PREVIOUS OWNER

Owner 1: CLARKE HALL BRADLEY/TRUSTEE -

Owner 2: RYMES HALL CLARK TRUST -

Street 1: 122 W NEWTON STREET

Twn/City: BOSTON

St/Prov: MA Cntry

Postal: 02118

NARRATIVE DESCRIPTION

This parcel contains .634 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1929, having primarily Aluminum Exterior and 2520 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		27625	Sq. Ft.	Site			0	70.	0.33	12			Ledge	-35					628,469						628,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		27625.000	395,700		628,500	1,024,200			43161
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/13/18		

Residential

ARLINGTON

APPRAISED:

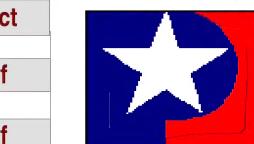
1,024,200 / 1,024,200

USE VALUE:

1,024,200 / 1,024,200

ASSESSED:

1,024,200 / 1,024,200



USER DEFINED

Prior Id # 1:	43161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	02:43:09
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 067.0-0006-0003.B

Parcel ID 067.0-0006-0003.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	395,700	0	27,625.	628,500	1,024,200		Year end	12/23/2021
2021	104	FV	376,800	0	27,625.	628,500	1,005,300		Year End Roll	12/10/2020
2020	104	FV	376,900	0	27,625.	628,500	1,005,400	1,005,400	Year End Roll	12/18/2019
2019	104	FV	306,600	0	27,625.	583,600	890,200	890,200	Year End Roll	1/3/2019
2018	104	FV	306,600	0	27,625.	583,600	890,200	890,200	Year End Roll	12/20/2017
2017	104	FV	287,500	0	27,625.	511,800	799,300	799,300	Year End Roll	1/3/2017
2016	104	FV	287,500	0	27,625.	466,900	754,400	754,400	Year End	1/4/2016
2015	104	FV	239,800	0	27,625.	413,000	652,800	652,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARKE HALL BRA	72592-501		5/13/2019	Convenience		1	No	No	
CLARKE HALL DOR	44615-409		2/9/2005	Family		1	No	No	Rymes Hall Clarke dod 4/6/2019
CLARKE HALL DOR	35719-444		6/20/2002	Family		No	No	N	
	7898-4		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018		MEAS&NOTICE						PH Patrick H
12/18/2008		Meas/Inspect						294 PATRIOT
11/5/1999		Inspected						267 PATRIOT
10/6/1999		Measured						163 PATRIOT
7/30/1993								EK

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/18/2008	Meas/Inspect	294	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath: 1	Rating:									WDK 7(42) 6			
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average	A 3QBth	Rating:									10 4 12			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath: 1	Rating:	A HBth:	Rating:									7 FFL 7 7 OFFP 7			
Prime Wall: 3 - Aluminum	Sec Wall: %	OthrFix: 1	Rating:									(112)					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	A Kits: 1	Rating:									15 15			
Color: GREY	Frpl: 1	Fpl: 1	Rating:	Lvl 2	Rating:									UAT FFL (12) 2 4 FFL (20)			
View / Desir:	WSFlue: 1	WSFlue: 1	Rating:	Lvl 1	Rating:									4 18 16 19 OFFP (194)			
GENERAL INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average. (-)	Location:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL									
Year Blt: 1929	Eff Yr Blt:	Total Units:	Name:	Interior:	1	7	3										
Alt LUC:	Alt %:	Floor:		Additions:	1	3	1										
Jurisdct:	Fact: .	% Own:		Kitchen:													
Const Mod:	Lump Sum Adj:	Name:		Baths:													
INTERIOR INFORMATION				Plumbing:													
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Override:	Electric:													
Prim Int Wal 2 - Plaster	Functional:	%		Heating:													
Sec Int Wall: %	Economic:	%		General:													
Partition: T - Typical	Special:	%	Total: 31 %		2	10	4										
Prim Floors: 3 - Hardwood	Override:	%															
Sec Floors: 4 - Carpet	Total: 31 %																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: %																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 067.0-0006-0003.B													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:			Total Special Features:				Total:								